

November, 1957

**PROJECT RELOCATION REPORT  
MILWAUKEE JUNCTION**

Project Boundaries

The entire Milwaukee Junction project area is comprised of approximately 336 acres bounded by East Grand Boulevard, St. Aubin, Warren and Hastings Streets.

The relocation report herewith submitted covers a portion of this area, a 15 acre plot to be redeveloped immediately for industrial use, entirely with City funds. The boundaries of this smaller portion are Ferry and Russell Streets, the Edsel Ford Expressway, and the proposed Hastings-Oakland Expressway.

Population, 1957 School Census, 15 Acre Area

Total Families - 112  
Total unrelated Individuals - 68  
Commercial and Institutional Establishments - 27  
Rooming Houses - 2  
Total Persons - 445

Preparation of the Report

Although the 15 acre portion of the Milwaukee Junction project with which we are here concerned is not a Federally aided development, and therefore not subject to the approval of the Urban Renewal Administration, the relocation report includes all the items required by URA. We have completed Form H-6122 used by URA and copies are attached.

Overall relocation procedures and policies adopted by the City of Detroit and by the Housing Commission have been set forth in a Master Relocation Plan which was most recently revised in October, 1957. The Milwaukee Junction Relocation Report is a supplement to the Master Relocation Plan and includes specific information about the 15 acre area and the people who will be displaced from it.

Several points included in the Master Relocation Plan are herein clarified, modified, and brought up to date:

Part I, Master Relocation Plan, Administrative Organization

The four square block area referred to in Part I of the Master Relocation Plan has now been entirely cleared and is available for public housing.

Part I includes a reference to housing expeditors and to a plan for paying them finders' fees in accordance with procedures approved by the Urban Renewal Administration. It is not anticipated that such fees will be necessary for the 15 acre portion of Milwaukee Junction. If, at a later date, it appears that such fees are needed, a request for funds for this purpose will be made to the Common Council.

It is not expected that the services of a full time field worker will be required for the 15 acre area as outlined in Part I of the Master Relocation Plan. At the time the area is to be cleared, other clearance will be underway and relocation personnel will be assigned to various areas under the supervision of the Housing Commission's Supervisor of Relocation. Field staff will be assigned to the Milwaukee Junction area on a part time basis as needed, working in other areas at the same time.

As stated in Part I of the Master Relocation Plan, it is anticipated that at peak operation, the Housing Commission's relocation staff will include 11 persons who will be concerned with assisting all those in Detroit facing displacement as a result of governmental action.

It is also expected that the Housing Commission will be responsible for site management of certain projects including Milwaukee Junction. Milwaukee Junction site management will be coordinated with that of the other DHC-managed projects so that relocation, management, and maintenance activities can be handled effectively and efficiently.

As the relocation operation approaches the peak, it will probably be necessary to establish priorities for services for specific projects. For example, all families displaced through governmental action have priority for public housing vacancies. If, at a given time, several projects are in the relocation and public housing program, the families displaced by the Housing Commission shall have a preference rating. The Milwaukee Junction project will be considered along with all others in the establishment of priorities and such priorities will apply to other services as well as to the assignment of public housing vacancies.

#### Part II, Master Relocation Plan, Policies and Procedures for Locating, Inspecting, and Referring Site Occupants to Permanent Relocation Accommodations

All procedures outlined in Part II of the Master Relocation Plan will be followed in relocation operations for Milwaukee Junction.

#### Part III, Master Relocation Plan, Site Survey and Notification to Site Occupants

All procedures outlined in Part III of the Master Relocation Plan will be followed in relocation operations for Milwaukee Junction.

#### Part IV, Master Relocation Plan, Statement of Policy on Legal Action and Relocation Payments

Legal Action procedures outlined in Part IV of the Master Relocation Plan will be followed in Milwaukee Junction relocation operations. With respect to relocation payments, however, it will be necessary to determine procedures at a later date. Since the first section of the Milwaukee Junction project will not be a Federally-aided project, no funds are available at the present time for relocation payments. It will be necessary for the Housing Commission to determine whether there is a need for such payments. If such need is established, it will then be the responsibility of the Housing Commission to request that City funds be set aside for relocation payments.

#### Part V, Master Relocation Plan, Tentative Relocation Schedule

The relocation schedule included in the revised Master Relocation Plan, October, 1957, is still in effect as of November, 1957 but may require further revision in the near future. It is expected that there will be continuing shifts in the dates of property acquisition for the various projects included in the schedule.

#### Sources of Data

##### A. Estimates of families to be displaced from property:

1957 Detroit Board of Education Census, 1950 U.S. Census

##### B. Estimates of Housing Resources

1. Survey of rental houses advertised in the Detroit News, February 13, 1957 (copy attached).
2. Survey of housing advertised for sale in the Michigan Chronicle, (local weekly Negro Newspaper), issue of April 27, 1957 (copy attached).

##### C. Interviews with:

1. A Federal Housing Administration appraiser.
2. The rental managers of three large local property management and real estate firms.
3. The senior partner of a fourth such firm.
4. A representative of the Detroit Real Estate Board.
5. An appraiser for a local bank.
6. The president of the Detroit Real Estate Brokers' Association.
7. The personnel of several real estate firms dealing in used sale housing available to minorities.

In estimating the total housing resources to be used for relocation, only those which are reasonably accessible, of standard quality as measured by local requirements, and are within the financial means of the displaced families are included.



## Statement of Standards in Evaluating:

### A. Physical condition and suitability of Housing

1. In April, 1957, the Detroit Housing Commission submitted a Master Relocation Plan to the urban Renewal Administration. The plan has been revised as of October, 1957, and the current version is attached. Included are detailed procedures for determining the physical condition and suitability of housing to be utilized for relocation of families displaced from Detroit's urban renewal areas. Exhibit #1 of the master relocation plan is an inspection sheet (copy attached) to be completed for every private home to which families are relocated. The criteria used are based on codes and ordinances of the City of Detroit which are strictly enforced by the Department of Health and of Building and Safety Engineering, and the Fire Department.

It will be noted that occupancy standards as well as structural features of a dwelling can be checked by referring to this form. In the event that the dwelling is substandard or that satisfactory occupancy standards are not met, additional offers of decent, safe, and sanitary housing will be made to the family involved.

Local standards for decent, safe, and sanitary housing have also been set forth in detail in Detroit's Workable Program, Section I, Code Enforcement, particularly in accompanying exhibits. Most important among these are the Building Code and Housing Code. Houses used for relocation purposes and inspected by Housing Commission relocation personnel must be safe as required by the building and housing codes; decent and located in a decent neighborhood; and sanitary in accordance with Department of Health regulations. In addition to other required items this means they must have hot water, an adequate kitchen, and a bath. Housing Commission relocation personnel are trained to evaluate the condition of housing on the basis of the accompanying inspection sheet.

Occupancy standards to be used are the same as those used for admission to low rent public housing and are as follows:

Source: Detroit Housing Commission Resolution No. 284 adopted by the Detroit Housing Commission on August 15, 1957 and by the Public Housing Administration on July 30, 1957.

<u>Number of Bedrooms</u>	<u>Maximum Number of Persons</u>
0	2
1	3
2	5
3	7
4	10

Persons of opposite sex (other than husband and wife) shall not occupy the same bedroom except that children of opposite sex under 8 years of age may occupy the same bedroom. A child over two years of age shall not occupy the parents' bedroom.

Living rooms may be used for sleeping quarters for not more than one person and then only in cases of emergency and where this room has been designed with reasonable privacy, that is, where it is not necessary to pass through this room to get to the bathroom or other bedrooms. Under no circumstances shall the living room be considered satisfactory sleeping quarters for a child of school age, an elderly person, or persons in poor health.

### B. Ability of Family to Pay

#### 1. Rent-Income Ratio

In determining the rent-income ratio to be applied for displaced families, the same standards shall be used as are used for setting rents in low rent public housing. Displaced families shall not be considered suitably housed unless they have standard housing for which the gross rent does not exceed one fifth of the total family income for families with less than three minors and one sixth of the total family income for families with three or more minors.

## 2. Ability to Purchase Housing

The following table, based on figures published in the Housing Yearbook of 1957, publication of the National Housing Conference, will be used in the evaluation of the ability of displaced families to purchase homes under conventional mortgage provisions. For those purchasing homes under special relocation provisions of Section 221 of the National Housing Act, somewhat lower incomes may be considered adequate, depending on employment stability, savings, size of family, etc.

Home Ownership Costs and Family Income Required

<u>Selling Price</u>	<u>Mortgage</u>	<u>Total Monthly Costs*</u>	<u>Annual Income Required</u>
\$10,000	\$ 9,300	\$105	\$6319
11,000	10,050	114	6830
12,000	10,800	122	7340
13,000	11,550	131	7851
14,000	12,300	139	8361
15,000	13,050	148	8872

\* Includes amortization, taxes, insurance, maintenance, utilities, heat.

### Statement of Comparative Analysis of Housing Requirements and Resources

#### A. Deficits of Supply in Relation to Rehousing Needs

Of the 112 families living within the Milwaukee Junction Area, 20 or approximately 18% are home owners. Rental housing, therefore, must be made available for 92 families.

On the basis of previous experience in relocating families for areas similar to the Milwaukee Junction Area, we anticipate that 40 families will be eligible for admission to public housing.

A supply of public housing sufficient for the needs of families from this district is expected as a result not only of normal turnover, but also through new construction in the Michigan 1-11 public housing project. This project, including in its design units specifically planned for single persons and couples, will be particularly suited to the housing needs of the many childless families and individuals now residing in the Milwaukee Junction Area.

Of the remaining 52 families (those renters who are assumed to be ineligible for public housing) an estimated 96% or 50 families are non-white. In order to facilitate their rehousing, the private listings file of the relocation division will be utilized. An apparently adequate supply of private rental housing for families composed solely of adults is also available to this group

#### B. Proposals to Meet Housing Deficits and Solve Special Problems

##### 1. Public Housing

The City of Detroit currently operates 8155 units of low rent public housing for which displaced families have priority. In addition, 1250 units especially designed for large families and for the aging will be built in the near future and another 2624 are under contract. The units designed for the elderly will be a particularly important relocation resource since it will be possible to admit single persons who are 65 years of age or older. It is estimated that of the single people living in the area, about one-half are recipients of Old Age Assistance and, thus, are at least 65 years old. If they wish to establish or continue their own households, either alone or doubled up with another person, they will be given an opportunity to do so in new or existing public housing.

For both families and elderly single persons, special public housing income limits have been established which are several hundred dollars higher than those for other eligible families. These are as follows:



	<u>Persons in Family</u>	
	<u>1 or 2</u>	<u>3 or More</u>
Admission	\$4,100	\$4,300
Continued Occupancy	4,100	4,700

## 2. Housing to be Constructed Under Section 221, National Housing Act

In August, 1957, the City of Detroit submitted to the Housing and Home Finance Agency a request for sale and rental units to be financed under Section 221 of the National Housing Act. Approval of this request was granted by Housing and Home Finance Agency Administrator Albert M. Cole on September 27. Under the 221 authorization, up to 1,112 units of private housing may be financed. Of these, 832 are to be new construction and at least 590 for occupancy by non-white families. Of the new units, 300 are to be programmed as sales units and 532 as rental units.

The 300 sales units will be either two-bedroom expandables or three bedroom dwellings and thus will accommodate large families.

It is expected that some of this supply will be available prior to July 1, 1958, when relocation from Milwaukee Junction is scheduled to begin. Many local builders have shown an interest in providing housing under the Section 221 authorization and have lots available which can be used for this purpose. These lots are located in the Eight Mile-Wyoming area, in northeast Detroit and in southwest Detroit. The last two locations are particularly suitable for transportation to the City's major industrial area. One builder has recently informed the Housing Commission that he now has a model completed which can be duplicated for sale at \$9,000.

### Statement of Local Public Agency Proposals and Policies

While no relocation requirements have been imposed by State or local law, certain proposals and policies have been adopted by the Housing Commission which will strengthen Detroit's relocation program.

In response to a request from the Housing Commission, the Detroit Association of Real Estate Brokers has pledged cooperation in locating private rentals. Also, as the total relocation load for urban renewal projects increases, rental housing will be sought through the services of a housing expeditor.

The Housing Commission has taken steps which it is felt will pave the way for a complete and adequate relocation service for all families displaced by governmental action.

On September 27, 1956, the Housing Commission presented a series of recommendations relative to relocation to the Common Council of the City of Detroit. Among these was a recommendation for a central relocation service. This service was established on December 17, 1956, and is fully described in the Master Relocation Plan. Mr. Homer L. Saunders is director, and as sites are acquired, staff members will be assigned to work on relocation in the various project areas under Mr. Saunders' supervision.

A copy of the letter to the Common Council outlining the recommendations is attached. The following action has been taken relative to them:

### Study of the Total Relocation Load for the Next Five Year Period

Because of the scope of Detroit's community improvement program and related displacement, estimates of the total relocation load for a ten and one-half year period were included in the Master Relocation Plan. These estimates are revised from time to time and were brought up to date in October, 1957.

### Establishment of a Relocation Advisory Committee

The Housing Commission has approved the formation of a City-wide relocation advisory committee which is concerned with the total

displacement problem. The committee meets regularly and includes the following members: Charles Erdman, president, Detroit Housing Commission; Richard Marks, director, Commission on Community Relations; Dr. Mel Ravitz, director of community organization, Detroit City Plan Commission, and assistant professor of sociology, Wayne State University; William Price, director of community services, Detroit Urban League; Alex Fuller, executive vice-president, Greater Detroit and Wayne County Industrial Union Council; Father Clement Kern, pastor, Most Holy Trinity Church; Hosie B. Sabbath, resident, Mack-Concord Conservation Area; Henry Morison, Morison Investment and Realty Company; George Ewald, vice-president, Ewald Incorporated; Bernard Houston, supervisor, Wayne County Bureau of Social Aid; Raymond Hatcher, manager, Royal Oak Township Homes; Aaron Blumberg, manager, the Pregerson Agency; Reese B. Oberteuffer, agent, Phoenix Insurance Company; Mrs. Mable Cable, Detroit League of Women Voters; and James Conway, Detroit insuring office of the Federal Housing Administration. Representatives from each of the areas to be cleared will be added at a later date.

Recently, Dr. Mel Ravitz has been elected chairman of the committee. Another action taken was the adoption by the committee of a program of relocation. This program, included as Exhibit 5 of this report, was reviewed and accepted by the Housing Commission at its regular meeting of November 21, 1957.

It is also expected that, just prior to the beginning of relocation activity in the Milwaukee Junction area, a relocation committee of persons residing within its boundaries will be formed. The purpose of this committee will be to provide a means of communication between area residents and the Relocation Division of the Housing Commission so that adequate relocation service can be given.

#### Distribution of Written Material

A draft has been completed of a sample brochure outlining the City's policies and procedures relative to relocation. This draft has been reviewed by the relocation advisory committee and is to be printed in large quantity and distributed.

#### Initiation of Action to Give Displaced Families Priority for Social Welfare Services

Experience has shown that among displaced families there are frequently those who have serious and complicated social problems. Also, it is known that these problems are frequently aggravated by the added burden of relocation. Therefore, special services provided by social agencies in the community are needed. It is difficult to obtain such services since social agencies in most cities, including Detroit, carry very heavy loads. Therefore, through the advisory committee and other channels efforts will be made to work with the agencies to provide for the displaced the services which they need.

Another step taken last fall which has been productive insofar as relocation planning is concerned was the organization by the Urban League of a relocation institute which was held in Detroit on November 29 and 30, 1956. Five cities in the Detroit area participated and Federal urban renewal officials attended.

Members of the Detroit Housing Commission staff attended and local relocation problems and needs were fully discussed with the result that many valuable suggestions were made. The Commission has in the past worked with the Urban League on relocation problems during the period when the Gratiot redevelopment site was being cleared and this relationship will be continued through participation of a League staff member, Mr. William Price, in activities of the relocation advisory committee.

Finally, the Detroit Committee on Neighborhood Conservation and Improved Housing is an important relocation resource. Through its citizen participation subcommittee, many helpful suggestions are being made. Also, the committee has purchased a home within the Mack-Concord Conservation Project which will be used in a demonstration



project to show how rehabilitation of a structure can be effectively accomplished. Another step contemplated by this group is the organization of a relocation subcommittee. Mrs. Bette Jenkins, of the Detroit Housing Commission staff, has been named chairman of this subcommittee.

In planning for relocation of the Milwaukee Junction Area, it is assumed to be unlikely that many of the families will be interested in new rental housing. However, some may be able to purchase under Section 221 Federal Housing Administration provisions. Since the incidence of home ownership within the site is low, emphasis in planning for relocation must be on rental housing, either public or private.

In the current market, new housing is available to couples at about \$85 per month. Average rents were far below this amount in 1950 in the Milwaukee Junction Area and it is doubtful that many residents living in such an area would consider either the location or the price of new rental housing.

It is clear that all possible resources must be tapped to find rental housing for the large number who will require existing accommodations at a relatively low rent.

A resource which will be used for elderly displaced persons is one now being explored under the guidance of the Reverend Milbur F. Suedkamp. Father Suedkamp now directs the Kundig Center for elderly persons who live in nearby rooming houses and have their meals and recreation at the Center. Efforts to expand this housing program are now underway under the sponsorship of the Detroit Committee on Neighborhood Conservation and Improved Housing of which Father Suedkamp is a member. The attached excerpt from the Committee's meeting of September 18, 1956, will explain the program in detail.

#### CONCLUDING STATEMENT

In planning for relocation in Detroit, coordination of the total displacement resulting from governmental action will be handled by the Housing Commission. At the present time, there is little displacement occurring, but estimates of future displacement have recently been submitted with Detroit's Master Relocation Plan. Staff training programs will be planned when relocation begins. Tenant selection staff in the past have been assigned to all types of relocation work and their skills will be utilized whenever possible.

MILWAUKEE JUNCTION #1  
Relocation Load

Figures give a total of 445 persons to be displaced.  
Source: Detroit Board of Education Census, 1957

Block	Boundaries	Number of Persons in Family								Couples	Total Families	Single Persons	Commercial	Rooming Houses
		2	3	4	5	6	7	8	8+					
1	Ford X-way, Rivard, Hendrie, Proposed Hastings-Oakland X-way.	53	24	11	7	0	7	4		46	112	68	27	2
		4	4	2	0	0	0	1		4	11	4	0	1
2	Ford X-way, Rivard, E. Palmer, Russell.	9	1	1	1	0	3	0		9	15	7	7	1
3	Hendrie, Rivard, Osborn Pl., Proposed Hastings-Oakland X-way.	1	0	0	0	2	2	3		1	8	3	2	0
4	Osborn Pl., E. Palmer, Rivard, Proposed Hastings-Oakland X-way	13	4	1	0	2	1	0		10	21	3	1	0
5	E. Palmer, Rivard, E. Ferry, Proposed Hastings-Oakland X-way	10	2	3	4	0	0	0		9	19	19	4	0
6	E. Palmer, Rivard, Russell, E. Ferry	16	13	4	2	2	1	0		13	38	32	13	0



MILWAUKEE JUNCTION  
Exhibits

- Exhibit #1 Want-Ad Survey of Rentals, Detroit News, February 13, 1957
- Exhibit #2 Sales Housing Resources Available to Non-Whites in the City of Detroit
- Exhibit #3 Detroit Housing Commission Inspection Sheet
- Exhibit #4 Letter to the Common Council
- Exhibit #5 Proposed Program of Relocation Advisory Committee, 1957-1958
- Exhibit #6 Excerpt from Minutes, Detroit Committee on Neighborhood Conservation and Improved Housing

### Summary and Conclusion

1. Currently, 30 to 35 new houses available to non-whites are in the construction process within the city. Few, if any, of these houses will be available for relocation purposes, as deposits have already been placed on most of them.
2. 80% to 90% of all sales of single homes to non-whites within the City of Detroit are made on a land contract basis.
3. Much of the good sales housing available on land contract carries monthly payments that would make it prohibitive to families facing displacement.
4. The fair, poor and slum housing with down payments under \$1,000 generally carries an inflated sales price.
5. Inasmuch as land contracts are a hazardous method of financing the purchase of dwellings and inasmuch as almost all standard housing is beyond the means of purchase by families facing displacement on any other basis other than land contract, it appears that sales housing resources of non-white families facing displacement in the City of Detroit is very limited.



SALES HOUSING SURVEY, MINORITY GROUP  
MICHIGAN CHRONICLE NEWSPAPER - April 27, 1957

339 Single Dwellings Listed:      41 - 2 Bedroom units  
169 - 3 Bedroom units  
129 - 4 Bedroom units and larger

SALES PRICE

Number of Bedrooms	Under \$9,000	\$9,000 to 9,999	\$10,000 to 11,999	\$12,000 to 13,999	\$14,000 to 15,999	\$16,000 to 17,999	\$18,000 or more
2	9	12	8	8	3	1	0
3	23	26	40	32	17	16	15
4 plus	10	15	31	26	9	16	22
TOTAL	42	53	79	66	29	33	37

DOWN PAYMENT

Number of Bedrooms	Under \$500	\$500-799	\$800-999	\$1,000 to 1,499	\$1,500 to 1,999	\$2,000 to 2,999	\$3,000 plus
2	5	6	9	7	8	5	1
3	8	23	22	22	22	39	33
4 plus	4	15	16	13	17	21	43
TOTAL	17	44	47	42	47	65	77

MONTHLY PAYMENT

Number of Bedrooms	Under \$50	\$50-59	\$60-69	\$70-79	\$80-89	\$90 plus
2	2	0	1	4	9	25
3	1	0	6	12	19	131
4 plus	0	0	0	7	12	110
TOTAL	3	0	7	23	40	266

CONDITION

Number of Bedrooms	Good	Fair	Poor	Slum
2	14	10	12	5
3	95	45	20	9
4 plus	74	31	19	5
TOTAL	183	86	51	19

TANT-11. SURVEY OF RENTALS  
DETROIT NEWS of February 13, 1957

UNFURNISHED UNIT 5, GROSS RENT

SIZE	CONDITION			SLUMS	TOTAL	PERCENT OF TOTAL
	GOOD	F.A.I.F	POOR			
1 Bedroom	33	50	19	8	110	41.7
2 Bedrooms	37	49	23	7	116	43.9
3 Bedrooms	5	13	7	2	27	10.2
4 / Bedrooms	<u>0</u>	<u>7</u>	<u>2</u>	<u>2</u>	<u>11</u>	4.2
TOTAL	<u>75</u>	<u>119</u>	<u>51</u>	<u>19</u>	<u>264</u>	

SIZE	GROSS RENT					
	Under \$50	\$50-59	\$60-69	\$70-79	\$80-89	\$90 /
1 Bedroom	1	11	29	22	18	29
2 Bedrooms	0	5	13	29	29	40
3 Bedrooms	0	2	3	4	6	12
4 / Bedrooms	<u>0</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>6</u>
TOTAL	<u>1</u>	<u>18</u>	<u>46</u>	<u>58</u>	<u>54</u>	<u>87</u>

Percent of Total	0.4	6.8	17.4	22.0	20.4	33.0
---------------------	-----	-----	------	------	------	------

White Only	186	70.5%
------------	-----	-------

Non-White	61	23.1%
-----------	----	-------

No. Pref. Stated	<u>17</u>	6.4%
	264	

	<u>Rented</u>	<u>Not Rented</u>
1 Bedroom	67	43
2 Bedrooms	67	49
3 Bedrooms	12	15
4 / Bedrooms	<u>1</u>	<u>10</u>
TOTAL	<u>147</u>	<u>117</u>



[illegible]

**DETROIT HOUSING COMMISSION  
INSPECTION CHECK SHEET  
Site Transfers**

Address \_\_\_\_\_ Unit # \_\_\_\_\_

Plumbing

- |                           |                    |                |
|---------------------------|--------------------|----------------|
| 1. Has toilet             | yes _____ no _____ | Comments _____ |
| 2. Has bathing facilities | yes _____ no _____ | Comments _____ |
| 3. Has wash bowl          | yes _____ no _____ | Comments _____ |
| 4. Has hot water          | yes _____ no _____ | Comments _____ |
| 5. Has cold water         | yes _____ no _____ | Comments _____ |

Structure

- |                            |                    |                |
|----------------------------|--------------------|----------------|
| 6. Open to weather         | yes _____ no _____ | Comments _____ |
| 7. Major roof leaks        | yes _____ no _____ | Comments _____ |
| 8. Broken windows          | yes _____ no _____ | Comments _____ |
| 9. Other unsafe conditions | yes _____ no _____ | Comments _____ |

Kitchen Facilities

- |  |                    |                |
|--|--------------------|----------------|
| 10. Contains sufficient kitchen facilities to permit cooking and dishwashing | yes _____ no _____ | Comments _____ |
|--|--------------------|----------------|

Wiring

- |                                |                    |                |
|--------------------------------|--------------------|----------------|
| 11. Major electric hazards     | yes _____ no _____ | Comments _____ |
| 12. All fuses in working order | yes _____ no _____ | Comments _____ |

Heating Facilities

- |                           |                    |                |
|---------------------------|--------------------|----------------|
| 13. In good working order | yes _____ no _____ | Comments _____ |
| 14. Fire Hazard           | yes _____ no _____ | Comments _____ |

Vermin

- |                    |                    |                |
|--------------------|--------------------|----------------|
| 15. Rats or Vermin | yes _____ no _____ | Comments _____ |
|--------------------|--------------------|----------------|

I have inspected Unit # \_\_\_\_\_ and found it (meets) (does not meet) the above requirements.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Work Orders issued to cover items as follows:

Item # _____	Work Order # _____	Item # _____	Work Order # _____
Item # _____	Work Order # _____	Item # _____	Work Order # _____

Unit ready for occupancy and approved by \_\_\_\_\_ Date \_\_\_\_\_

Unit assigned to: \_\_\_\_\_ Present Address & Unit # \_\_\_\_\_



PROPOSED PROGRAM OF RELOCATION  
ADVISORY COMMITTEE 1957-1958

Our Relocation Advisory Committee was established to do these main things:

- A. Serve as a liaison group between the Detroit Housing Commission and the citizens on matters of displacement and relocation of individuals, families and businesses.
- B. Serve as a problem recognition and review group on all issues of displacement and relocation.
- C. Serve as an advisory group to the Housing Commission on all issues of displacement and relocation.

To fulfill these functions, the Committee must know everything possible both about the scheduled projects involving displacement and relocation and also about the Housing Commission's proposals to handle the persons, families, businesses displaced. In one sense, only further experience with the actual process of displacement and relocation can indicate the real problems; on the other hand, we have already had some experience with displacement and relocation of families from the Gratiot site and elsewhere and can also anticipate some of the future problems we will face.

Displacement is an inevitable consequence of both urban renewal, expressway construction and some code enforcement actions. Here in Detroit we have a reasonable notion of which areas are to be demolished, their priority and size. We know fairly well how many people of what sort we shall have to relocate. We recognize that certain particular types of citizens are especially likely to be involved: elderly people, large families, minority group families, poor people, hard core problem families and individuals, businesses and homeless men.

The central question we face is: How do we relocate these various categories of people as painlessly as possible elsewhere in the community?

If our committee is to answer this question adequately it must do these things:

- A. Inquire into the special problems of relocating members of the various sub-groups.
- B. Inquire into the adequacy of the Housing Commission's existing and developing proposals for meeting these problems: Included here would be exploration of existing and proposed Public Housing; existing and proposed rental or purchase Private Housing; actual availability of local funds for home purchase; F.H.F. and other mortgage financing provisions; funds for moving expenses; etc.
- C. Frame some general principles governing relocation that should serve to guide the committee in its evaluation of problems and proposed solutions. Though these may need to be revised from time to time, they ought to be clearly enunciated as soon as possible, and transmitted to the Housing Commission as tentative guiding principles.

To implement these inquiries, these things will be necessary: A. That the committee hold a series of sessions at which persons conversant with relocation problems have opportunity to express their views. It will be appropriate to hear persons from proposed clearance areas, representatives of many social welfare agencies, representatives of other related organizations, etc.; B. That the committee hear representatives of the Housing Commission staff about the actual procedure for solving some of the problems that emerge; C. Finally, and yet perhaps first to be undertaken; that there be a general committee discussion to establish certain general principles affecting relocation.

As indicated above, our task now is to seek to become familiar with the problems of relocation before they develop and to try to analyze proposed solutions in the light of some basic principles. When we actually get into the relocation process we shall be faced with more specific issues, some of which we may not have been able to anticipate. Nevertheless, it is important for this committee to try to foresee the pertinent problems before they occur and advise development of suitable solutions.

## SALES HOUSING RESOURCES AVAILABLE TO NON-WHITES IN THE CITY OF DETROIT

In determining the sales housing resources available to non-whites in the City of Detroit, the following procedure was followed:

1. The Federal Housing Administration office was contacted for an estimate of sales housing currently under construction and available to non-whites and for an estimate of the percentage of sales of new and used housing made by means of land contracts and mortgages (GI, FHA and conventional).
2. Several real estate firms were contacted relative to their estimates of the percentages of sales housing, new and used, sold by land contract and mortgages to non-white purchases.
3. A survey was made of 339 single dwellings listed in the Michigan Chronicle (a local weekly Negro newspaper) for April 27, 1957, to secure data on sales prices, down payments, monthly payments, and condition of dwellings.

### New Sales Housing Available to Non-Whites

An FHA representative estimated that 30 to 35 new homes available to non-whites are currently under construction within the limits of the City of Detroit. The estimated cost of the dwellings was from \$12,000 to \$15,000. Almost none of these homes will be available for relocation purposes, as most of them already have deposits upon them.

### Percentages of Land Contracts and Mortgages

The real estate brokers contacted estimated that 80% to 90% of all sales of new and used housing to non-whites in the City of Detroit are made on land contracts. The estimate of the FHA representative was 85% to 90%. According to these estimates, not more than 20% of the sales of all housing in the City to non-whites are by means of mortgages.

### Survey of 339 Single Dwellings Listed in the April 27, 1957 Issue of the Michigan Chronicle

The first table (attached) shows that 37, or 11% of the 339 dwellings listed have sales price of over \$18,000; 33, or 10%, are listed between \$16,000 and \$17,999; 29, or 8½%, between \$14,000 and \$15,999; 66, or 19½%, between \$12,000 and \$13,999; 79, or 23%, between \$10,000 and \$11,999; and the remaining 95, or 28%, below \$10,000. Actually 165, or approximately 50% have sales prices above \$12,000.

The second table shows 77, or 23% of these 339 single dwellings to require down payments of \$3,000 or more; 65, or 19%, to require \$2,000 to \$2,999; 47, or 14%, to require \$1,500 to \$1,999; 42, or 12%, to require \$1,000 to \$1,499. In other words, 231 or 68%, have down payments of more than \$1,000. The remaining 108, or 32%, require down payments of less than \$1,000.

In land contract sales of used housing, it is a practice of many real estate owners to lower the down payment and raise the sales price in an effort to dispose of inferior houses at inflated sales prices. A check of the 95 houses with down payments of less than \$1,000 will doubtless show most of them to be poor or slum housing with low down payments and inflated sales prices.

Land contract payments are generally set at 1% of the balance after the down payment has been made. Thus, a house selling for \$15,000, with a \$5,000 down payment, will have monthly payments of \$100 per month.

The third table shows 266, or 78%, of the 339 units to have monthly land contract payments of more than \$.90 per month plus insurance, taxes, and utilities; 40, or 12%, show payments of \$.80 to \$.89 per month; and 23, or 7%, show payments of \$.70 to \$.79 per month. This table also shows that 329, or 97% of the houses surveyed have monthly payments of more than \$.70, and 306, or 90% carry monthly payments of \$.80 plus insurance, taxes and utilities.

The fourth table shows 70, or 21% of the 339 single dwellings to be in poor to slum condition; 86, or 25%, to be in fair condition; and 183, or 54% to be in good condition.